Mr. C. R. Iyyunni: Thank you, Sir, for the valuable suggestion.

Mr. V. K. Krishnankutty: I request that each member be supplied with a copy of the agreement.

Mr. President: I do not think it is possible. But, we shall arrange to place a copy of the agreement in the library of this Council.

IRINJALAKKUDA MUNICIPALITY—PROVISIONS OF TRANSFER OF PROPERTY ACT—EXTENSION OF

9. Mr. P. Govinda Menon: Will the Government be pleased to state:—

(1) whether the provisions of section 59 (*f*) of the Cochin Transfer of Property Act enabling the creation of a mortgage over immovable property by deposit of title deeds, have been extended to the Municipal area of Irinjalakkuda;

(2) whether there is any other municipal area in the State where such provision is not in force?

Mr. K. P. Kannan Nayar: (1) No.

(2) No.

Mr. P. Govinda Menon: Have there been prayers, Sir, for the extension of this provision to the Irinjalakkuda Municipal area?

Mr. K. P. Kannan Nayar: Yes.

Mr. P. Govinda Menon: What has been the Government orders on those prayers?

Mr. K. P. Kannan Nayar: Disallowing the request.

Mr. P. Govinda Menon Why was the request disallowed?

Mr. K. P. Kannan Nayar: So far as the extension of creating mortgages by deposit of title deeds is concerned, it is allowed only in urban areas of very great commercial importance. Government did not think that Irinjalakkuda has come up to that standard to allow the request and so it was refused.

Mr. P. Govinda Menon: What is the minimum population or standard required by the Government before this section is extended to the area?

Mr. K. P. Kannan Nayar: It does not depend upon population. But it depends upon the commercial importance of any particular Municipality.

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Dr. A. R. Menon: Is this provision in force in Ernakulam and Trichur ?

Mr. K. P. Kannan Nayar: Yes, in every Municipality of this State excepting Irinjalakkuda.

Mr. P. Govinda Menon: Will Government re-consider their decision and extend this provision to Irinjalakkuda town ?

Mr. K. P. Kannan Nayar: The Government have carefully gone into this question when a request from a bank came before the Government and considered the whole aspect of the matter. It is only after very careful consideration that the Government decided that there was no justification to extend the provision to this particular Municipality. Therefore as chances stand at present, there is no question of a re-consideration.

Dr. A. R. Menon: There must be some objection in extending this provision to Irinjalakkuda ? What is your objection ?

Mr. K. P. Kannan Nayar: Here is a provision which gives right to create a mortgage over immovable property by deposit of title deeds. Such transactions are liable to create a lot of frauds and that is why this section was enacted in British India and applied there only to Presidency-towns. It was only very recently that this has been introduced in certain mofussil towns such as Coimbatore and Madura. That shows the danger underlying the extension of this provision that is sparingly applied.

Mr. P. Govinda Menon: Does the Government mean to say, that in order to avoid frauds they are not extending the provision to Irinjalakkuda ?

Mr. K. P. Kannan Nayar: That is one of the considerations.

Mr. P. Govinda Menon: Is there any reason to fear that frauds will be committed in the case of Irinjalakkuda alone ?

Mr. K. P. Kannan Nayar: The Hon'ble Member is mixing up matters. Now the section has been extended to other Municipalities. Government does not want to re-consider their decision as far as those Municipalities are concerned, not because Irinjalakkuda people are likely to commit fraud.

Mr. P. Govinda Menon: What is the number of banking concerns doing business in Irinjalakkuda ?

Mr. K. P. Kannan Nayar: There are a few. I do not remember the exact number.

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Mr. P. Govinda Menon: Does the Government know that the number is 10 ?

Mr. K. P. Kannan Nayar: May be.

Mr. P. Govinda Menon: May I know whether there is any other Municipality in the State where the provision has not been extended ?

Mr. K. P. Kannan Nayar: No.

Mr. P. Govinda Menon: Is it not a fact that before the Transfer of Property Act was passed, such a law extended to all the parts of the State urban and rural ?

Mr. K. P. Kannan Nayar: The old law as it stood wanted nothing in writing so far as the sale is concerned.

Mr V. J. Mathai: Which is the bigger Municipality, Chittur or Irinjalakkuda ?

Mr. President: Chittur as it is and as it will be.

Mr. A. L. Antony: May I know how many banks are there in the Chittur Municipality ?

Mr. K. P. Kannan Nayar: In Chittur, there are a number of banks.

Mr. A. L. Antony: More than at Irinjalakkuda ?

Mr. K. P. Kannan Nayar: I think so.

GRANTS-IN-AID—PRIMARY SCHOOLS—PARTICULARS REGARDING.

10. Mr. K. R. Viswambharan: Will the Government be pleased to state:—

(*a*) the number of classes in the various recognised aided Primary schools, for which grants-in-aid towards the pay of teachers are not paid from the Government;

(*b*) whether they have received any representations from the teachers of such classes requesting the redress of their grievances;

(*c*) what has been done in the matter ?

Rao Sahib I. N. Menon: (*a*) A list is appended. (*Vide Appendix I.*)

(*b*) Yes.

(*c*) It is proposed to redress the grievance to some extent, in the ensuing year.

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